

## **INTRODUCTION**

# **ROUND HILL AREA MANAGEMENT PLAN**

## **LOUDOUN COUNTY, VIRGINIA**

## INTRODUCTION

### A. Background and Purpose

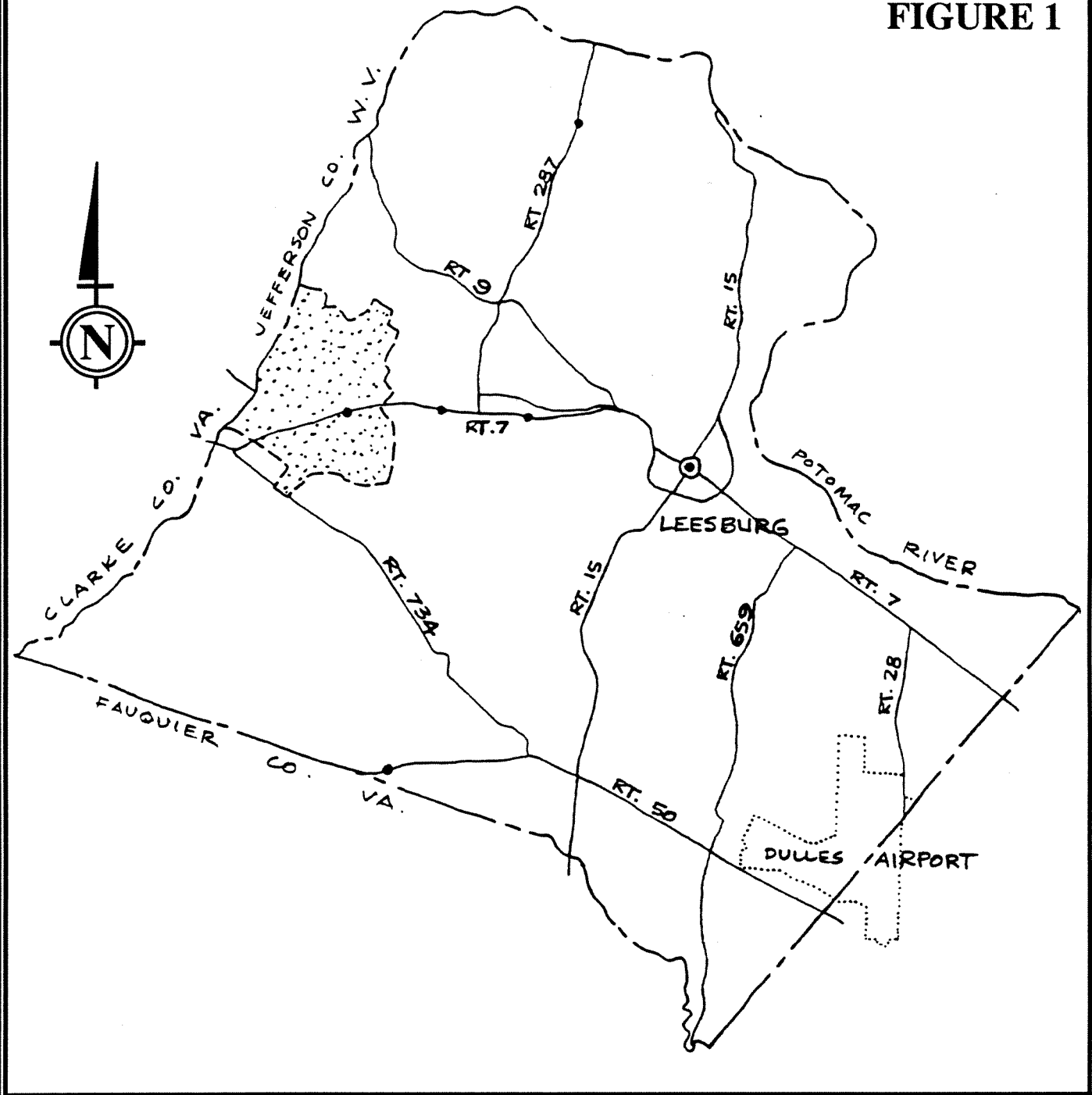
The Round Hill Area Management Plan is a plan for the Round Hill planning area which is located at the western edge of Loudoun County, at the foot of the Blue Ridge Mountains. The 13,700 acre planning area is bounded approximately by Route 734 to the south, the County line and the Blue Ridge Mountains to the west, Route 713 to the north and Route 716 to the east. The planning area surrounds, but does not include, the incorporated Town of Round Hill (refer to Figures 1 and 2, pages 2 and 3).

Throughout its growth and development, the Round Hill area has been an agricultural community supported by a large farming industry. Although agriculture remains the predominant land use in the planning area, considerable residential development pressure has arisen during the past several years. The Town of Round Hill and its environs have become increasingly attractive as a residential community as employment centers in the Metropolitan Washington region have edged westward to locations such as Tysons Corner, Reston, Eastern Loudoun and Leesburg. This plan sets forth a strategy for managing growth in the Round Hill planning area which the Town and the County can use to guide future growth and development around the Town of Round Hill.

The purpose of the Round Hill Area Management Plan is to:

1. Assess existing conditions in the planning area and identify current problems and future needs for the community;
2. Establish goals which accurately and realistically reflect the expectations and desires of both Town and County residents for the character and quality of future development in the Round Hill planning area;
3. Recommend specific land use policies and programs for environmental management, future land use types, development density and character, transportation patterns, and public utility and facility improvements;
4. Establish specific goals and policies for guiding the development of land and public improvements in the area in concert with the County's overall planning strategy for the entire County;
5. Provide guidance in coordinating actions between the public sector including the Town, the County and its agencies as well as the private sector, including citizens, developers and investors in order to achieve the objectives of the area plan and appropriate parts of the County's guiding land use policy document, the Resource Management Plan.

**FIGURE 1**



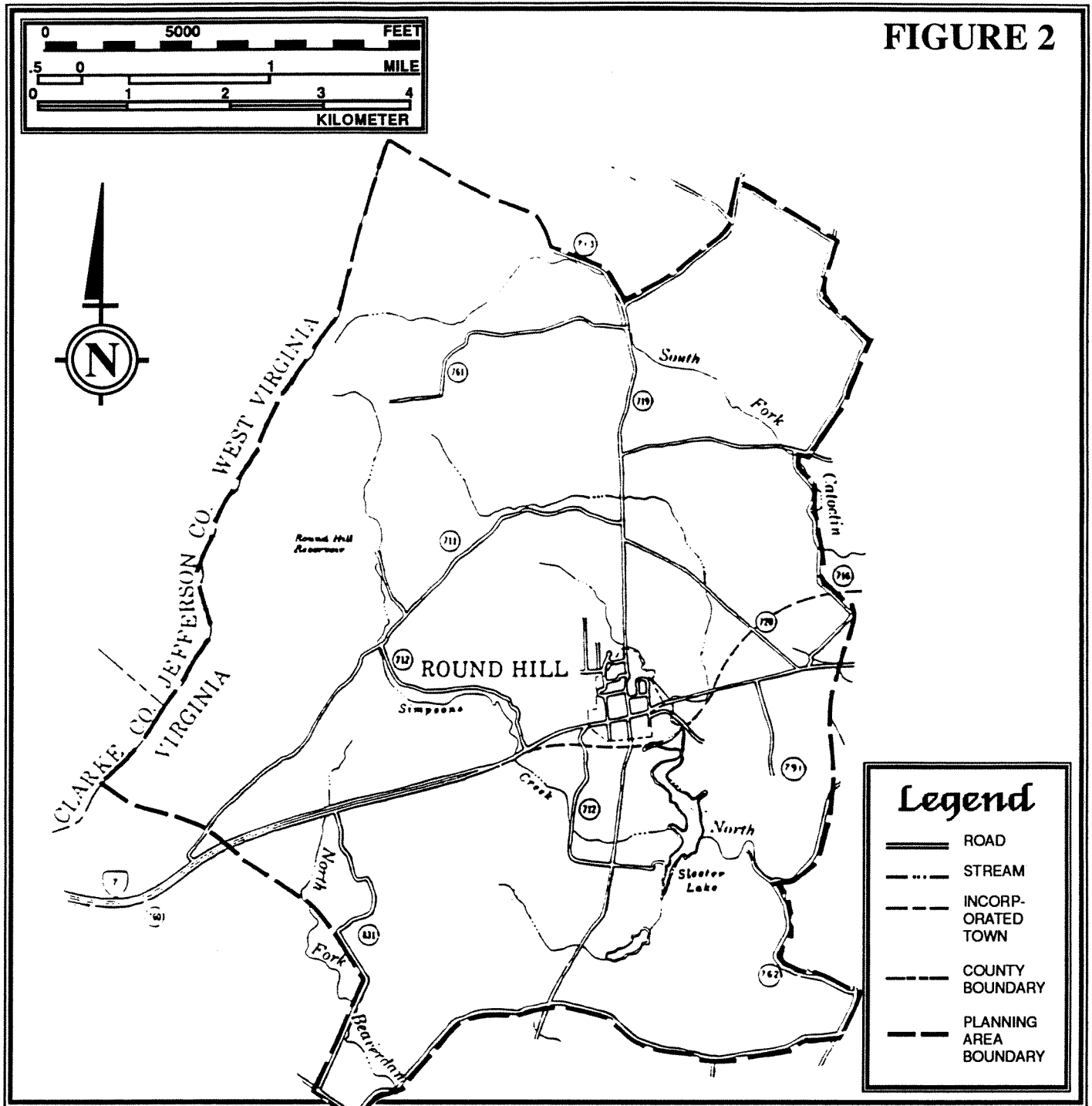
## **LOCATION MAP**



**ROUND HILL AREA MANAGEMENT PLAN STUDY AREA**

**ROUND HILL AREA MANAGEMENT PLAN  
LOUDOUN COUNTY, VIRGINIA**

FIGURE 2



## BASE MAP

# ROUND HILL AREA MANAGEMENT PLAN LOUDOUN COUNTY, VIRGINIA

## B. Planning Process

The County's comprehensive planning program provides the basis for land use and zoning decisions and consists of several related elements (See Figure 3, page 5). The initial plan which provides a basis for all subsequent plans is the Resource Management Plan (RMP), adopted in 1979. The RMP consists of general goals and policies that apply to the entire County. Area plans are specific land use plans for particular areas or communities. The area plans are based upon the general goals and policies set forth in the RMP which serve as the basis for developing more detailed land use guidelines for particular planning areas. To date, the County has adopted the Eastern Loudoun Area Management Plan (1980), the Leesburg Area Management Plan (1982), the Rural Land Management Plan (1984), Dulles North Area Management Plan (1985), Waterford Area Management Plan (1987) and the Cub Run Area Management Plan (1989). A draft plan for the Purcellville planning area, east of Round Hill, is ready for review by the Planning Commission. Figure 4, page 6 illustrates the geographical boundaries of the various area plans.

The other essential elements of the County's land management program are the Zoning Ordinance, which regulates the types and intensities of uses that can be located on a property, and the Subdivision Ordinance, including the Facilities Standards Manual, which regulates subdivision, site development and construction.

The County has a strong tradition of citizen and community participation in the formulation of area plans. Because these plans affect the overall character of a specific area including land use, development types and intensities, location of roads, utilities and public facilities, the citizens of the specific area serve as the fundamental advisors to the Planning Commission and the Board of Supervisors on how they wish their area to develop.

## C. Relationship of the Town and County Planning Processes

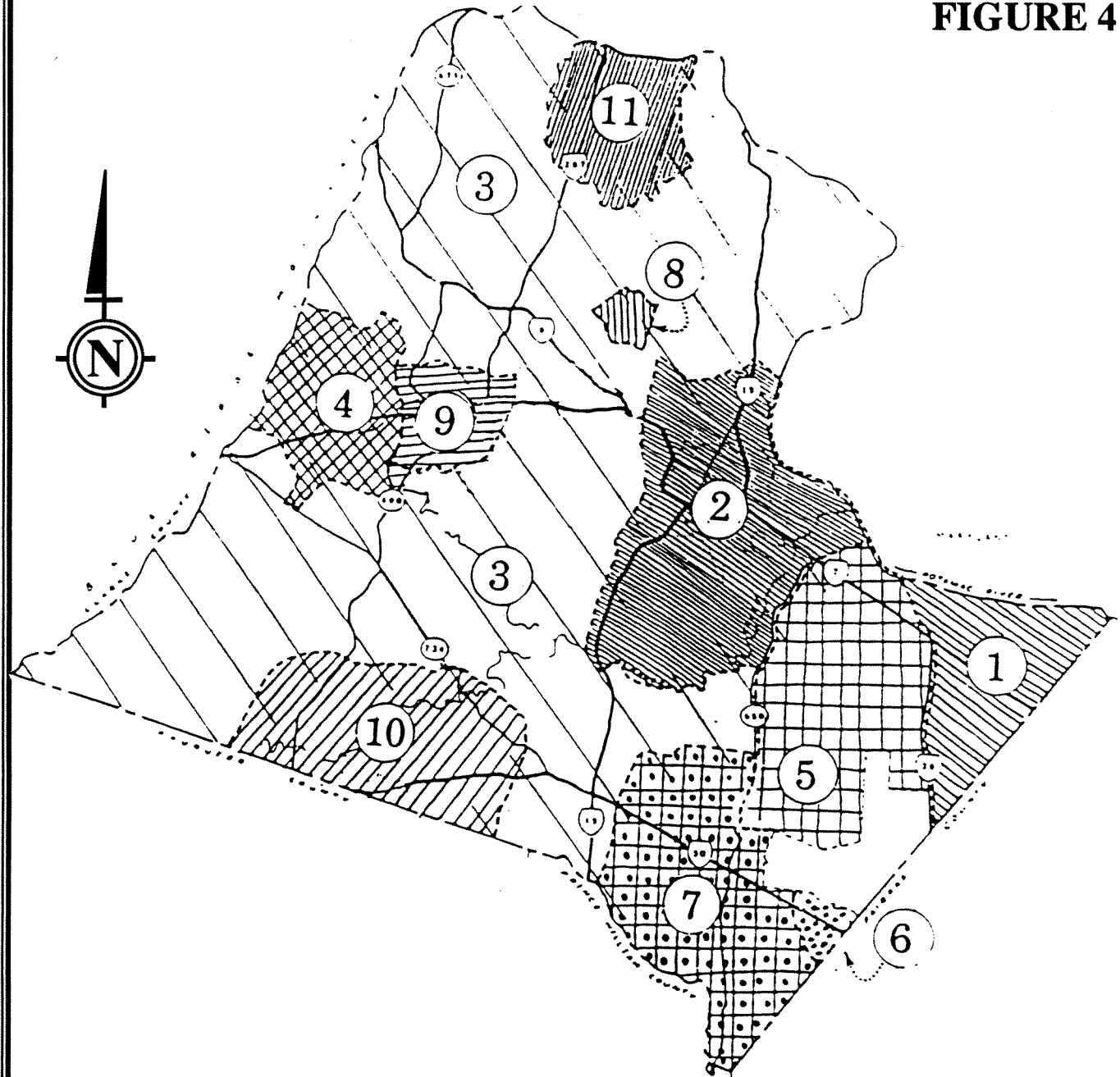
As an incorporated Town, Round Hill governs its land use matters through its own Planning Commission and Town Council. Accordingly, development within the Town's boundaries is regulated by a Town Zoning Ordinance and is subject to review by a council-appointed Planning Commission. Conversely, land immediately outside the corporate limits is subject to County zoning regulation and review. In order to coordinate land use activities and promote orderly growth on both sides of the Town's corporate limits, plans for the land located at the edge of the Town should take into account the plans for County land along the edge, and vice-versa. Therefore, the Town's participation in the planning process is vital to ensure that a smooth transition in land uses will occur and that what occurs around the Town will be in harmony with the Town's goals, policies and actions.

**FIGURE 3**



THE RESOURCE MANAGEMENT PLAN FORMS THE CORE DOCUMENT OF THE COUNTY PLANNING PROGRAM. SPECIAL STUDIES AND AREA PLANS PROVIDE DETAILED GUIDANCE IN SPECIFIC AREAS OF THE COUNTY, WHILE THE ZONING AND SUBDIVISION ORDINANCES AND THE CAPITAL IMPROVEMENTS PROGRAM ARE TOOLS USED TO IMPLEMENT THE COUNTY PLANNING PROGRAM.

**FIGURE 4**



## **LOCATION OF AREA MANAGEMENT PLANS**

- |   |                                  |
|---|----------------------------------|
| 1. EASTERN LOUDOUN (ADOPTED 1980)               | 6. CUB RUN (ADOPTED 1989)        |
| 2. LEESBURG (ADOPTED 1982)                      | 7. DULLES SOUTH (NOT SCHEDULED)  |
| 3. RURAL LAND MANAGEMENT PLAN<br>(ADOPTED 1984) | 8. WATERFORD (ADOPTED 1987)      |
| 4. ROUND HILL (ADOPTED 1990)                    | 9. PURCELLVILLE (IN PROGRESS)    |
| 5. DULLES NORTH (ADOPTED 1985)                  | 10. MIDDLEBURG (NOT SCHEDULED)   |
|   | 11. LOVETTSVILLE (NOT SCHEDULED) |

#### D. Relation to Other Plans

The Resource Management Plan, as a policy document, does not seek to establish any specific land use directives for the Round Hill planning area. Rather, it sets forth Countywide goals and desirable development patterns which act as a framework for orderly growth, change and decision-making. The RMP goals are grouped into eight major categories which address the conservation and preservation of natural, agricultural and historic resources, the quality of housing and mix of housing types, the timing and location of public facilities and utilities, the development of a sensitive and coordinated transportation system, the development of compatible employment and industrial resources and the maintenance of community values and quality of life through careful public spending. The goals and policies established in the RMP are aimed at promoting a compact development pattern in order to keep the fiscal and environmental impacts of growth to a minimum.

The Rural Land Management Plan (RLMP), the adopted plan for the County's rural areas, further refines the concepts expressed in the RMP for development around existing Towns. In sum, both of these plans recognize the importance of towns as nodes for development and growth. The Round Hill Area Management Plan builds on the objectives set forth in the RMP and RLMP to establish a comprehensive strategy for balancing new growth and development with the existing community. These general directives are translated into specific policies and guidelines tailored to meet the unique and varied needs of the Round Hill planning area.